



Bernard "Jack" Young
Mayor

**COMMISSION FOR
HISTORICAL & ARCHITECTURAL
PRESERVATION**

Tom Liebel, Chairman



*Chris Reyer
Director*

STAFF REPORT

November 10, 2020

REQUEST: Concept Review – Height, massing and scale of three-story addition

ADDRESS: 601 South Broadway (Fells Point Historic District)

RECOMMENDATION: Staff recommends approval of the height.

Staff recommends the following:

- The applicants should study other contemporary Art Deco inspired additions and should apply design elements that fit the existing structure with emphasis on the proportions and the scale of design elements;
- The applicants should study the massing of the addition and its relation to the adjacent properties, in particular the massing behind the two-story structure on South Broadway.

STAFF: Walter Edward Leon

ARCHITECT: Justin Seto

APPLICANT: Brandon Chasen,

SITE/HISTORIC DISTRICT

The site is located near the center area of the Fells Point Historic District. Fells Point is significant as one of the original three settlements that merged to form the beginnings of Baltimore City. The area is directly linked to early maritime trade, which was central to Baltimore's growth and development. Besides the significance of Fells Point in the eighteenth century, the community has been a constantly growing and changing urban place. Many of the earliest houses were added on to in the Victorian era creating a unique blend of pre-Revolutionary War and post-Civil War architectural styles and characteristics. Fells Point has been a diverse neighborhood of many ethnic groups, each influencing the growth and development of the area throughout the nineteenth and twentieth centuries. Many of the later structures are of architectural significance and are consistent with the waterfront character of Fells Point, even if stylistically different.

Site Conditions: The property at 601 South Broadway is the location of an Art Deco retail/commercial building that was built in the mid-1930s on the footprint of another four-story retail/commercial building that stood on the same site. The building for the last couple decades has been the home of a linens store. Prior to that it had gone by the name Goldenberg's and

was Goldenberg's Bargain House Five and Dime store going further back. The site also includes three Victorian era structures, two on Fleet Street and one on South Broadway. These structures will be rehabbed in accordance with the CHAP Guidelines.

BACKGROUND

The Commission and Staff have not conducted any reviews at these sites since the creation of the historic district in 2007.

PROPOSAL

The applicants propose to construct a three-story residential addition on the existing one-and-a-half story retail/commercial Art Deco structure at the corner of Fleet and South Broadway. The new addition will also be set back from the two late Victorian era retail/commercial structures adjacent to the east of the Art Deco retail linen building. The new addition will also extend over the adjacent two-story Italianate storefront building on South Broadway. The building will have ground floor retail along Broadway and the entry to the residential portion in the existing structure on Fleet Street.

APPLICATION OF GUIDELINES

CHAP Staff applied:

1.18 Alterations and Additions:

- Retain historic character defining features when planning alterations and additions to a historic building.

The existing original buildings will be retained and incorporated as the base to the new three-story residential addition which will either be on the top of the Art Deco base or set back on the three adjacent commercial structures.

- Design alterations and additions to be compatible and sympathetic to the character of the historic building.

The applicants have proposed a three-story design that will incorporate design elements found in the Art Deco ground floor of the corner building. The current proposed design is not the final design direction but a starting point for discussion.

- Design additions to be compatible with the existing historic structure in massing, height, form, and scale. Place additions on a secondary elevation.

The site is landlocked and the applicants propose to construct three new stories above, and use elements and style language of the Art Deco base.

- An addition may be contemporary in design, or it may replicate the historic character of the main building. Where an addition replicates the historic character of the main building, create subtle differences to clearly distinguish it as a later structure.

The applicants intend to propose a design that complements the Art Deco design of the historic ground floor. The exterior fenestration and sheathing of the three setback addition portions will be simple and less detailed.

2.3 Scale and Form

- Design the new building to be proportional to surrounding buildings. Consider important building proportions such as floor-to-floor heights, the size and placement of windows and doors, the scale of articulated elements such as porches, overhanging cornices, and bay windows.

The new addition will rise only one story higher than the historic original structure that was replaced in the early 1930s by the Art Deco retail building. The remaining top floors of the set back portions will be in line with the top height of the new addition.

- Floor-to-floor heights in new construction should be within ten percent (10%) of the floor-to-floor heights of adjacent historic buildings.

The proposal will have floor heights compatible or matching with the adjacent structures along Fleet Street and along South Broadway.

- Design rooflines to be compatible with those found on surrounding buildings.

The roofline of the new addition will be flat throughout the site.

ANALYSIS

The applicant is receptive to revisions to make a successful project. The staff feels that the overall height meets the Guidelines for an addition and the context of this significant corner and intersection of the historic district. The setbacks will be barely visible from most ground level locations. The staff feels that the applicants should explore other examples of additions that re-use an Art Deco building and take design cues to emulate in a contemporary way on the new addition. The staff also feels that the applicants should carefully examine the proportions of the design elements with respect to the Art Deco base and adjacent structures. Staff believes the applicant should additionally examine and explore how the massing affects the two-story Italianate structure along South Broadway. Finally, the scale of features such as banding elements needs further study.

NEIGHBORHOOD COMMENTS

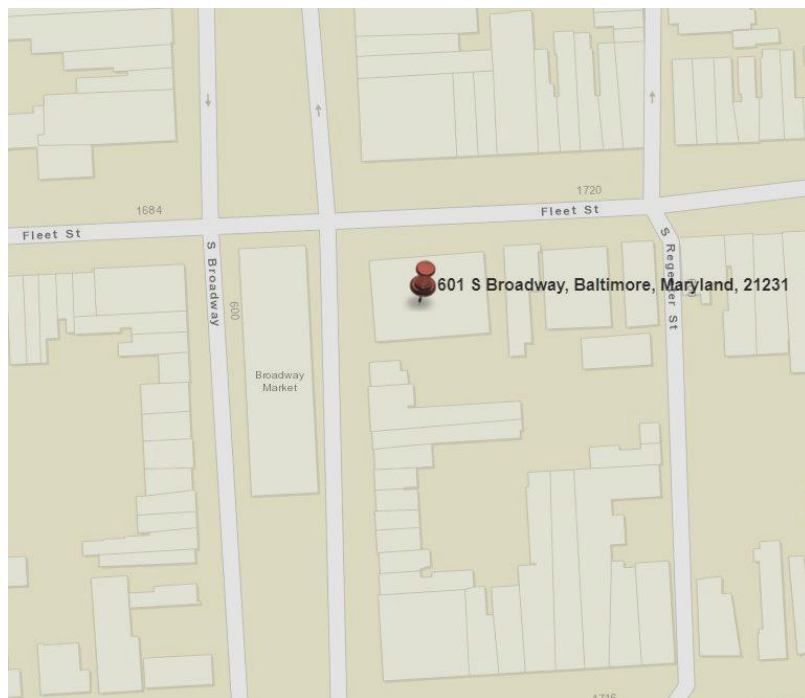
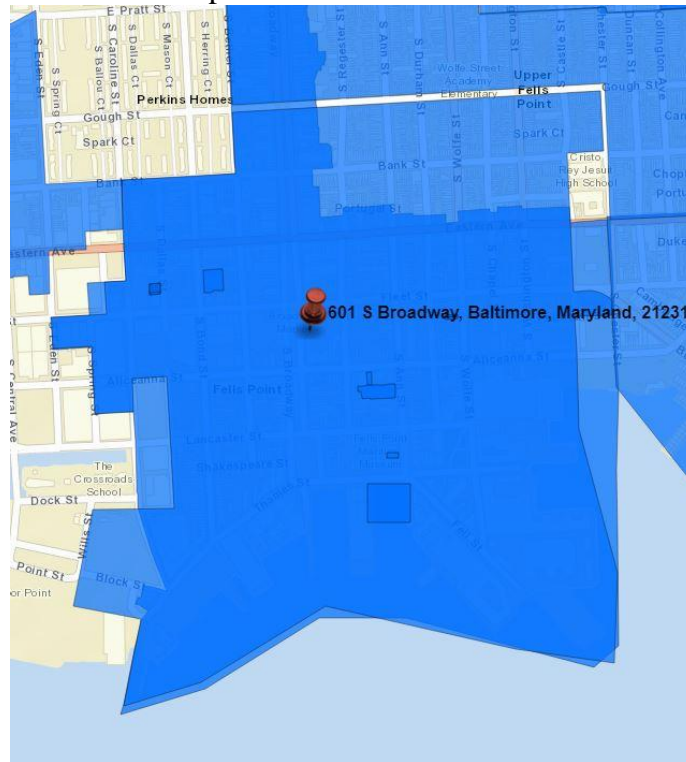
The Fells Point Design Review Committee and the Fells Point Task Force were notified and provided the plans as per the CHAP Rules and Procedures for the proposal. FDRC supports the plans and re-use of the site and has given favorable support for the height, massing and scale of the proposal. It has also made several comments and recommendations for the direction of the design.

RECOMMENDATION: Staff recommends approval of the height. Staff recommends the following:

- The applicants should study other contemporary Art Deco inspired additions and should apply design elements that fit the existing structure with emphasis on the proportions and scale of the design elements;
- The applicants should study the massing of the addition and its relation to the adjacent properties, in particular the massing behind the two-story structure on South Broadway.

Eric L. Holcomb
Executive Director

Site Map- Fells Point Historic District



Aerial View of the site



View from the South



View from the West



View from the North



View from the East



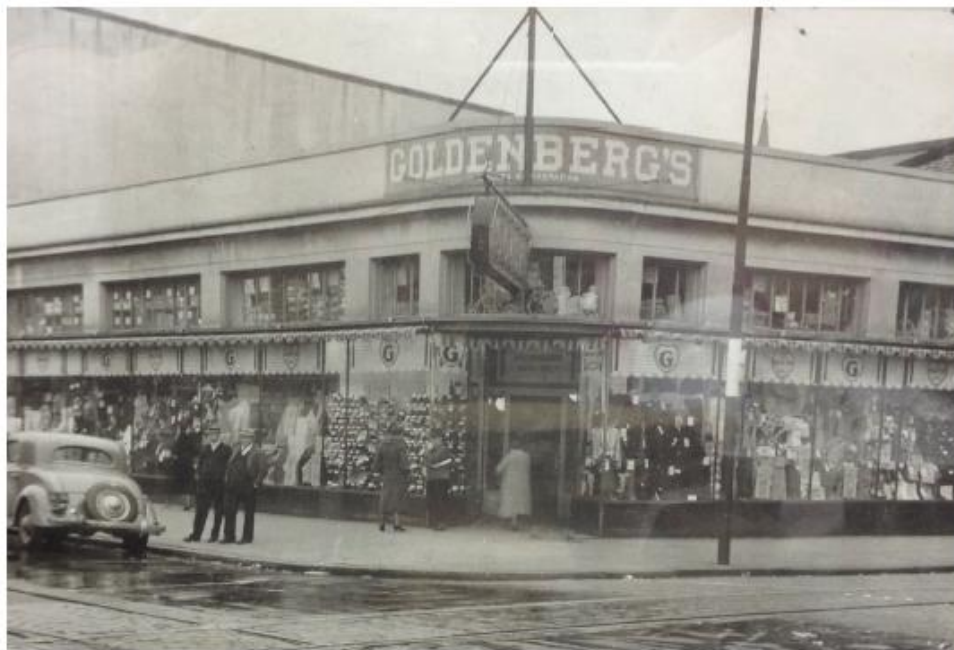
Site Plan



Historic Views



PICTURE FROM 1925



PICTURE FROM 1934

Current View- Intersection of Fleet Street and South Broadway

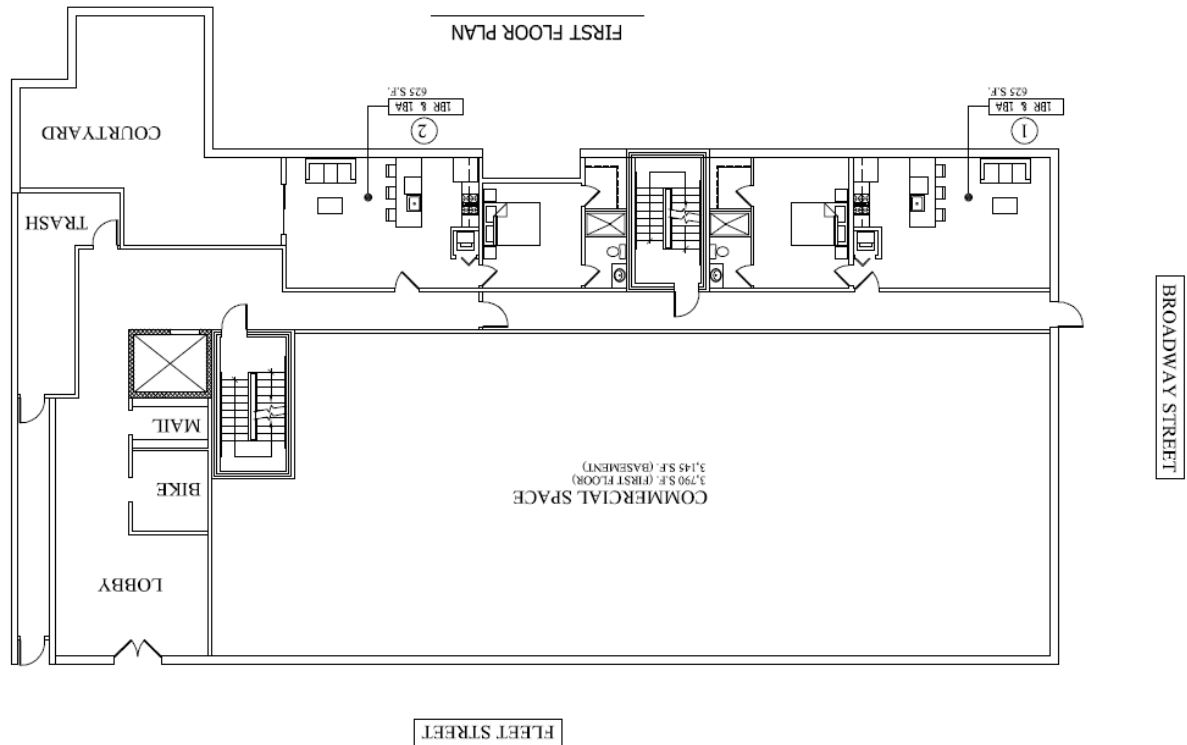


Current View- South Broadway



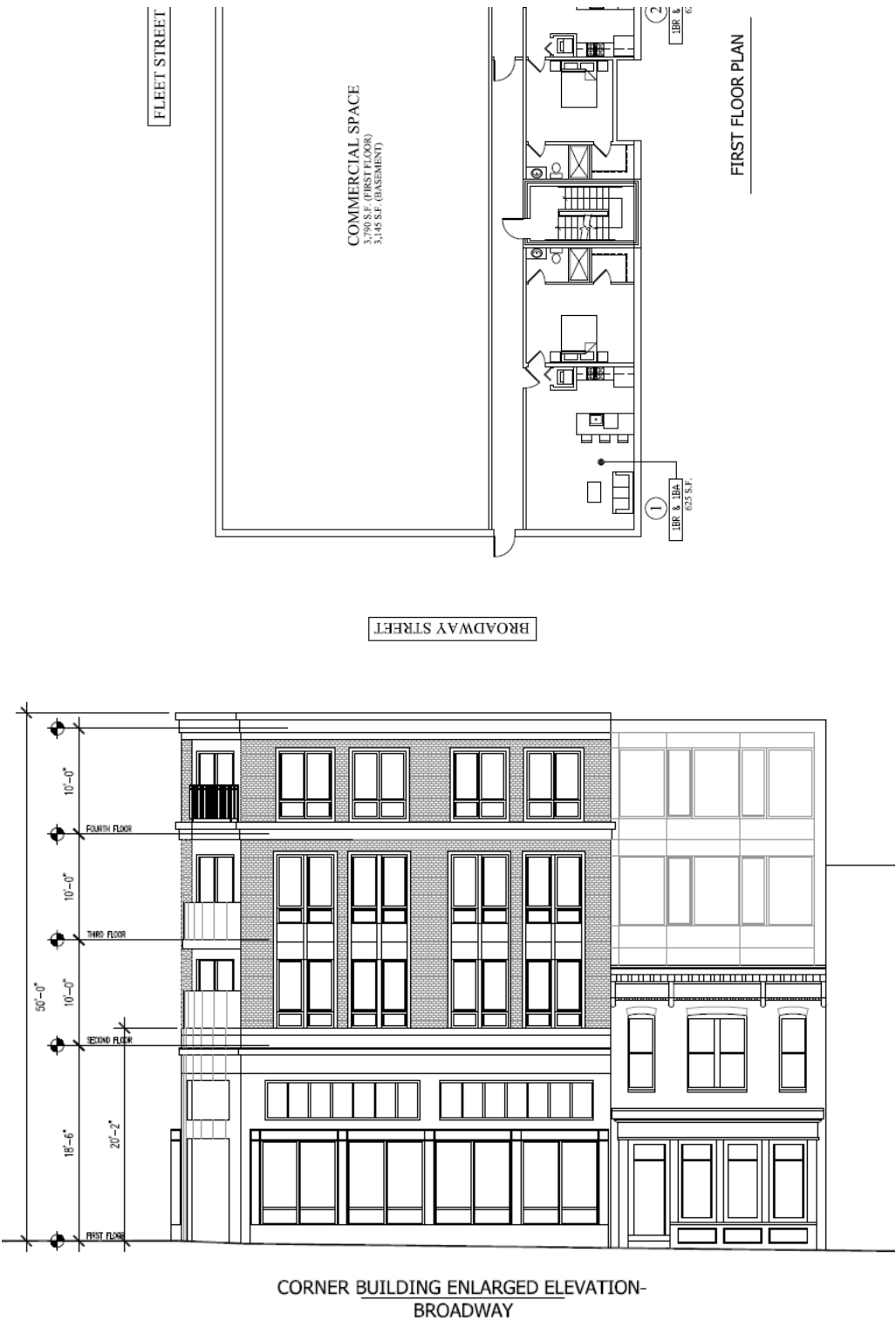
Concept Design Hearing 1, 601 South Broadway South Broadway (Fells Point Historic District)

Fleet Street Ground Floor Plan and Elevation



FLEET STREET ELEVATION

South Broadway Floor Plan and Elevation



3D Study Model Concept
Corner and Fleet Street View



South Broadway View

